



## COUNTYWIDE NOVEMBER 2016 DEVELOPMENT SERVICES OPEN FOR BUSINESS INDICATORS

### BUILDING DIVISION

Permits Issued	1,674
Inspections Performed	4,739
Certificates of Occupancy Issued	31

### DEVELOPMENT REVIEW ENGINEERING DIVISION

Flood Plain Reviews	7
Inspections Performed	167

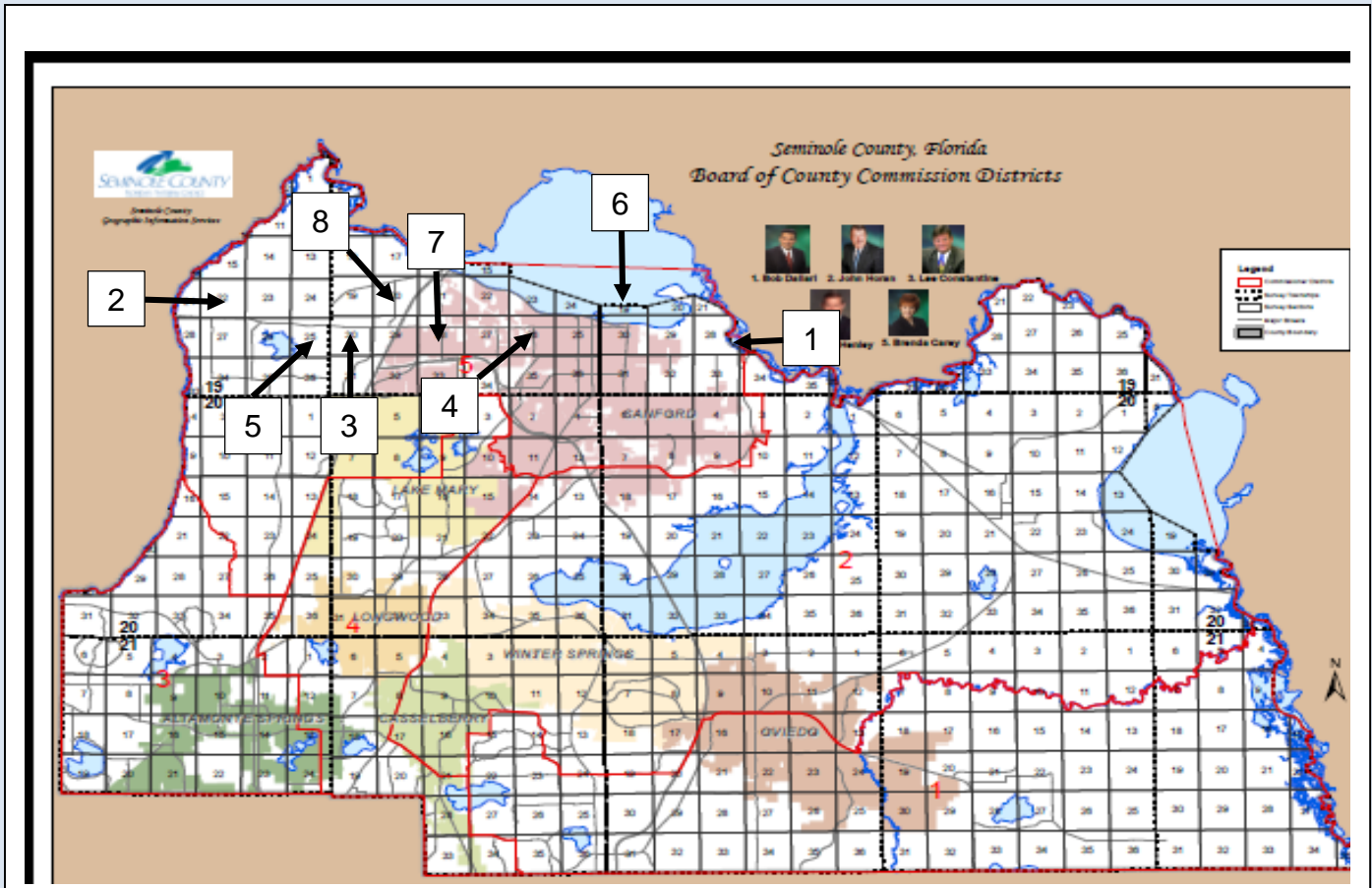
### PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	11
Land Use Amendments	1
Rezones	0
PD Rezones	3
Small Site Plans	1
Site Plans	2
Subdivision – PSP	1
Subdivision – Engineering	2
Subdivision – Plats	1
Minor Plats	0
Land Split	1
Vacates	0
Special Events, Arbor, Special Exceptions, Minor Amendments	3

# **DISTRICT FIVE NOVEMBER 2016 DEVELOPMENT SERVICES PROJECTS**



## **DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION**



**Note: Site locations are approximate**

1. **E LAKE MARY BLVD (LOTS 3A AND 3C) PRE-APPLICATION** – Proposed Site Plan for a retail plaza on 10.76 acres in the PD/C-2 zoning district; located on the northwest corner of E. State Road 46 and E. Lake Mary Boulevard; Parcel I. D. # 34-19-31-300-003A-0000+; (Theodore Takvorian, Applicant, and Momtax Barq, Consultant); BCC District 5 – Carey; (16-80000104); (Matt Davidson, Project Manager). (November 9, 2016 DRC meeting)
2. **COLONIAL CT (7460) PRE-APPLICATION** – Proposed Rezone and Subdivision of 8.47 acres into 10 single family residential lots in the A-1 zoning district; located on the west side of Colonial Court; Parcel I. D. # 27-19-29-300-0240-0000+; (Wynde Reneke, Applicant, and Jack Schramm, ReMax Metro, Consultant); BCC District 5 – Carey; (16-80000108); (Matt Davidson, Project Manager). (Comments Only – November 16, 2016 DRC meeting)

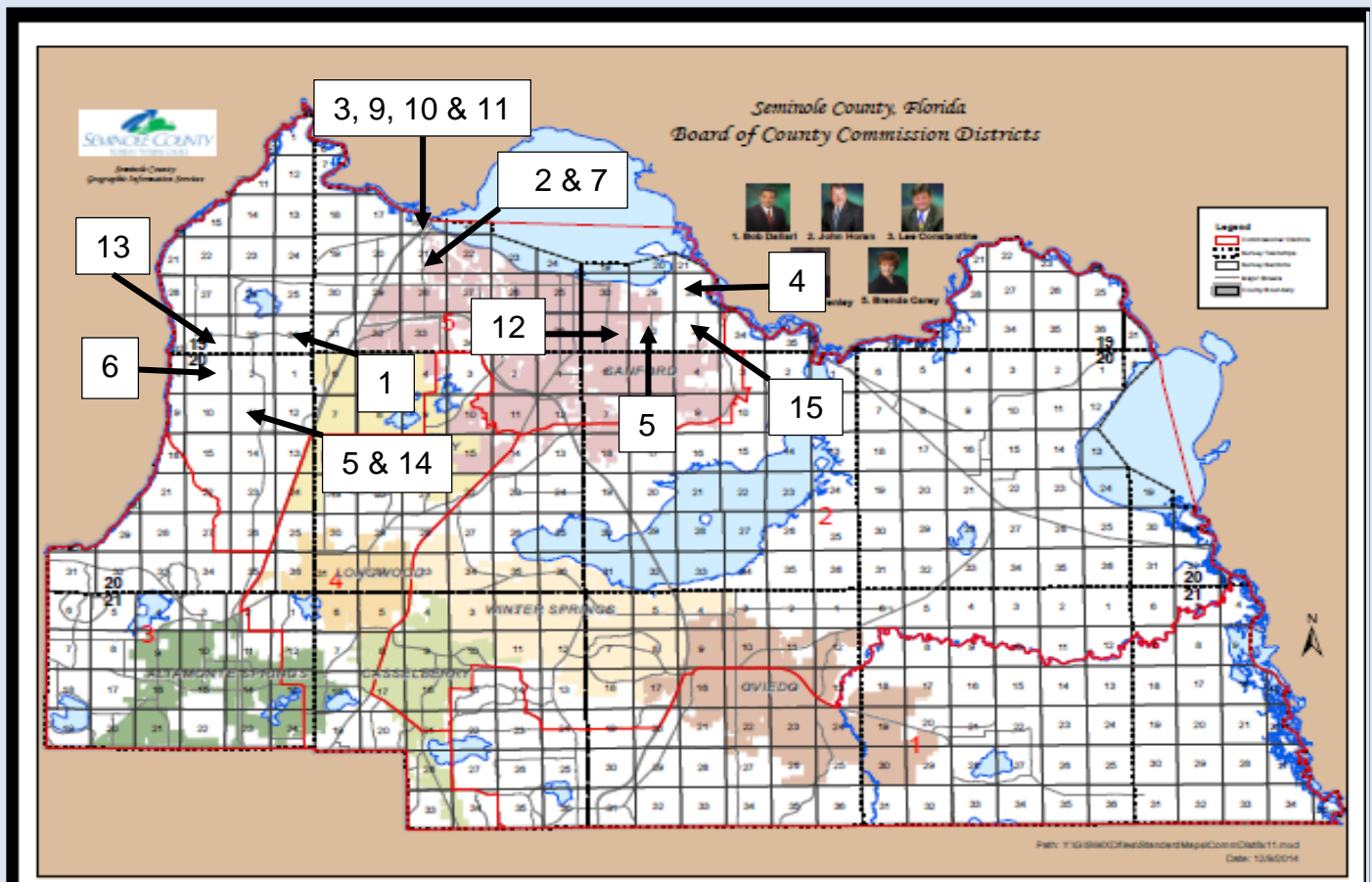
## **DRC / PRE-APPLICATIONS – Continued**

3. **ALLURE ON THE PARKWAY PRE-APPLICATION** – Proposed Site Plan for 290 multi-family residences and parking on 12.2 acres in the PD zoning district; located on the southwest side of International Parkway and N. SR 417; Parcel I. D. # 31-19-30-300-009C-0000++; (Greg Fusaro, Carriage Encore, Applicant, and Jonathan Martin, Kimley-Horn, Consultant); BCC District 5 – Carey; (16-80000107); (Kathy Hammel, Project Manager). (Comments Only – November 16, 2016 DRC meeting)
4. **SOUTHWEST RD (1600) APARTMENTS PRE-APPLICATION** – Proposed Rezone from C-1 to PD and Site Plan for low income apartments on 0.3178 acres; located on the southwest corner of Harrison Street and Southwest Road; Parcel I. D. # 35-19-30-518-0400-0160+; (Rafael Gonzalez, Continental Investments, Applicant, and Enrique Torrens, Consultant); BCC District 5 – Carey; (16-80000109); (Brian Walker, Project Manager). (Comments Only – November 23, 2016 DRC meeting)
5. **LAKE SYLVAN OAKS PHASE 2 FINAL ENGINEERING** – Proposed Final Engineering for 14 single family residential lots on 9.64 acres in the PD zoning district; located on the south side of S. Sylvan Lake Drive, 1/4 mile west of Orange Boulevard; Parcel I. D. # 36-19-29-300-0050-0000; (Joseph Schwartz, JES Consulting, Applicant, and Chad Moorhead, Madden, Moorhead, Consultant); BCC District 5 – Carey; (16-55200009); (Joy Giles, Project Manager). (Comments Only – November 30, 2016 DRC meeting)
6. **CELERY AVE PRE-APPLICATION** – Proposed Large Scale Future Land Use Amendment from SE to MDR, Rezone from A-1 to R-1BB and Subdivision of 17.4 acres into 69 single family residential lots; located on the north side of Celery Avenue, approximately 1/3 mile east of Mellonville Avenue; Parcel I. D. # 30-19-31-526-0000-0150; (Logan Holz, Alsop Companies, Applicant, and Javier Omana, CPH, Inc., Consultant); BCC District 5 – Carey; (16-80000111); (Joy Giles, Project Manager). (Comments Only – November 30, 2016 DRC meeting)
7. **UPSALA RD (800) PRE-APPLICATION** – Proposed Rezone from A-1 to R-1AAA and Subdivision of 0.9 acres into two single family residential lots; located on the west side of Upsala Road, south of State Road 417; Parcel I. D. # 33-19-30-5AF-0000-025A; (Kirk Leiffer, Applicant); BCC District 5 – Carey; (16-80000113); (Matt Davidson, Project Manager). (Comments Only – November 30, 2016 DRC meeting)

## **PROJECTS STARTING CONSTRUCTION**

8. **VERA (FKA SANFORD APARTMENTS) SP** – Site Plan for 345 apartment units on 22.65 acres in the PD zoning district.

## BOARD ITEMS



Note: Site locations are approximate

## PLANNING AND ZONING COMMISSION November 2, 2016

Countywide Item:

**EVALUATION AND APPRAISAL BASED AMENDMENTS TO THE TEXT OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN** – Consider transmittal of proposed Evaluation and Appraisal based amendments to the Introduction, Future Land Use, Housing, Intergovernmental Coordination, Recreation and Open Space and Transportation Elements of the Seminole County Comprehensive Plan; (Amendment Number 2016.TXT01) Countywide (Sheryl Stolzenberg, Project Manager) – *Recommended for Approval*

1. **TERRA BONA ESTATES PSP** – Approve the Preliminary Subdivision Plan for the Terra Bona Estates subdivision containing five (5) lots on 11.76 acres zoned A-1 (Agriculture), located on the west side of Orange Boulevard, north of Markham Road; (Richard E. & Charlotte P. Gauss, Applicants) District 5 - Carey (Angi Kealhofer, Project Manager) – *Approved*

**PLANNING AND ZONING COMMISSION – Continued**  
**November 2, 2016**

2. **SANFORD I-4 CENTER PSP** – Approve the Preliminary Subdivision Plan for the Sanford I-4 Center subdivision containing three (3) lots on 15.69 acres zoned PD (Planned Development), located on the southwest corner of Orange Blvd. and Monroe Road; (Bryan Potts, Applicant) District 5 - Carey (Brian Walker, Project Manager) – *Approved*
3. **MONROE ROAD PD REZONE** – Consider a Rezone from A-1 (Agriculture) to PD (Planned Development) on 0.39 acres, located at the corner of Monroe Road and School Street; (Z2016-038) (Mack Cotton, Applicant) District 5 - Carey (Joy Giles, Project Manager) – *Recommended for Approval*
4. **CELERY POINTE LSLUA AND PD REZONE** – Consider a Large Scale Future Land Use Map Amendment from Suburban Estates to Low Density Residential, and adopt the associated Ordinance enacting a Rezone from A-1 (Agriculture) to PD (Planned Development) on 31.85 acres, located on the north side of Celery Avenue, approximately ½ mile west of Beardall Avenue; (Z2016-036) (Nash Hooda, Applicant) District 5 - Carey (Joy Giles, Project Manager) – *Recommended for Denial*

**BOARD OF ADJUSTMENT**  
**November 7, 2016**

5. **DIXON AVE (LOT 49)** – Request for a width at building line variance from seventy (70) feet to sixty-six (66) feet for a vacant lot in the R-1 (Single Family Dwelling) district for a property located on the south side of Dixon Avenue, approximately 475 feet west of Sipes Avenue, and more particularly known as (Lot 49) Dixon Avenue; BV2016-70 (Vincent Williams, Applicant) District 5 - Carey (Angi Kealhofer, Project Manager) – *Approved*
6. **1393 FOXTAIL CT** – Request for a side yard east setback variance from ten (10) feet to seven and one half (7.5) feet for a two story addition in the PD (Planned Development) district for a property located on the south side of Foxtail Court, approximately 610 feet east of Birch Crest Court, and more particularly known as 1393 Foxtail Court; BV2016-72 (Martin and Lauren Linusson, Applicants) District 5 - Carey (Angi Kealhofer, Project Manager) – *Approved*
7. **LOT 9 AND LOTS 11 THROUGH 18 OF THE I-4 INDUSTRIAL PARK - 5TH SECTION PB 75 PG 94 - 96** – Request for front yard (east) setback variances from fifty (50) feet to twenty-five (25) feet for double frontage industrial lots, Lot 9 and Lots 11 through 18 of the I-4 Industrial Park - 5th Section PB 75 PG 94 - 96 in the M-1 (Industrial) district for property located on the east side of Evangeline Way, west of Elder Road, and more particularly known as Lot 9 and Lots 11 through 18 I-4 Industrial Park - 5th Section; BV2016-71 (Space Port U.S.A., Inc, Applicant) District 5 - Carey (Denny Gibbs, Project Manager) – *Approved with conditions*



## **CODE ENFORCEMENT SPECIAL MAGISTRATE**

**November 10, 2016**

8. **1491 RACKETS CT** – Construction without the required permits. Tom Helle, Inspector. *Findings of Fact entered giving the Respondent a compliance date of December 8, 2016, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
9. **4640 ORANGE BLVD** – The accumulation of trash and debris. Vincent Bavaro, Code Enforcement Officer. *Order entered extending compliance date to February 8, 2017.*
10. **4640 ORANGE BLVD** – Any weed growth, grass growth, undergrowth, or dead or living vegetative matter that is growing in an uncontrolled manner or is not regularly maintained, and is in excess of eight (8) inches in height as measured from the soil level. Vincent Bavaro, Code Enforcement Officer. *Order entered extending compliance date to February 8, 2017.*
11. **4640 ORANGE BLVD** – The remains or rubble of a structure which has been burned, stricken by other casualty, or demolished. Vincent Bavaro, Code Enforcement Officer. *Order entered extending compliance date to February 8, 2017.*
12. **UNASSIGNED ST (31-19-31-502-0000-0150)** – Construction without the required permits. Tom Helle, Inspector. *Request to extend compliance date denied.*
13. **8083 PEACEFUL CIR** – Construction without the required permits. Tom Helle, Inspector. Respondent complied prior to hearing.
14. **1458 OCALI CV** – Construction without the required permits. Tom Helle, Inspector. Respondent complied prior to hearing.

## **BOARD OF COUNTY COMMISSIONERS**

**November 15, 2016**

Countywide Item:

**LYNX SERVICE AGREEMENT** – Approve the FY 2016/2017 Service Funding Agreement between Seminole County and the Central Florida Regional Transportation Authority (LYNX). Countywide (Bill Wharton, Project Manager) – *Approved*

15. **3248 MAIN ST NUISANCE ABATEMENT** – Appeal of the certified costs incurred in the amount of \$6,096.27 to abate the unoccupied structure located at 3248 Main Street, Sanford, and consider the Applicant's request to not impose a lien against the property for this or any other amount. (Barbara Witherspoon, Applicant), District 5 - Carey (Liz Parkhurst, Project Manager) – *Request denied and lien was placed on property.*

## **CODE ENFORCEMENT BOARD**

The November and December meetings of the Code Enforcement Board have been combined and will meet on December 1, 2016.